



**HEARNES**

WHERE SERVICE COUNTS

**Sheringham Road, Branksome  
Poole, Dorset, BH12 1NS**



# Sheringham Road, Branksome, Poole, Dorset, BH12 1NS

## Freehold Price £400,000

A superb detached family home with 4 double bedrooms, 2 bathrooms, generous kitchen/dining room, conservatory, 2 large sundeck terraces and off road parking for 2 cars. This impressive family home is less than 200 metres from Branksome Recreation Ground and just over 3 miles from Poole Town Centre.

- 1,673 sq ft of immaculate accommodation
- 4 double bedrooms with the master having access to the sun deck via French doors
- Fabulous kitchen/dining room with an island breakfast bar and includes a range of high gloss cream units with complimentary worktops, American fridge/freezer, Range cooker, integrated dishwasher, washing machine and wine cooler
- 2 bathrooms (one contemporary en suite with his and hers glass wash hand basins)
- Over 900 sq ft of sundeck set over 2 levels
- Gas central heating & double glazing

This spacious home is conveniently positioned approximately ½ mile away from St Josephs Catholic Primary School and within ½ a mile of Branksome Recreation Ground which offers an 11 a side football pitch, cricket green and children's play area. The main shopping area in Ashley Rd is approximately one mile away and Poole Retail Park is 0.3 of a mile with a Sainsbury's superstore a similar distance. Poole Town Centre with its range of shops and bars is just over 3 miles away, with Poole Harbour a little further on.

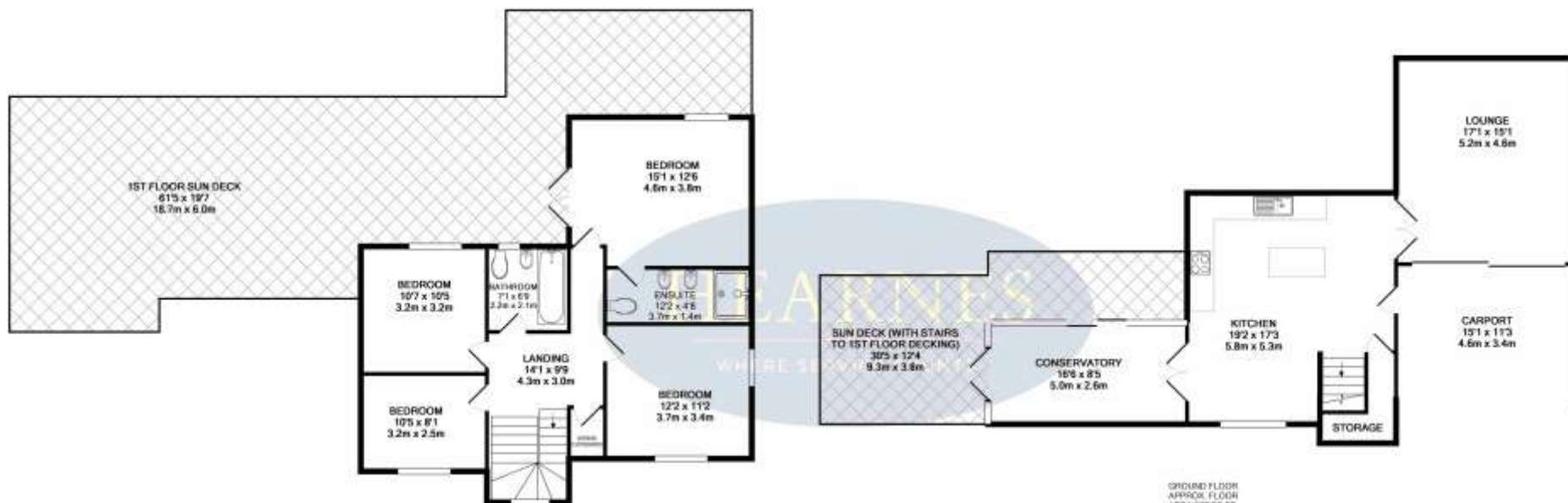
COUNCIL TAX BAND: C      EPC RATE: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







1ST FLOOR  
APPROX. FLOOR  
AREA 196 SQ. FT.  
(17.2 SQ. M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 907 SQ. FT.  
(84.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 1673 SQ. FT. (155.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02078





Branksome Recreation Ground within 200 meters



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